

17 NOV 1981

MEMORANDUM FOR THE RECORD

SUBJECT: Master Plan Briefing to General Services Administration  
Regional Review Panel

1. At the request of Jerry Shiplett, General Services Administration (GSA), the Agency presented a briefing of the Master Development Plan to the GSA Regional Review Panel on 13 November 1981. The following persons were present:

Mr. John Myers, Assistant Regional Administrator, GSA  
Mr. Jack Finberg, Director of Planning Division, GSA  
Mr. Ken Jacobson, Director of Repair & Alteration  
Division, GSA  
Mr. Earl Escheacher, Director of Space Management  
Division, GSA  
Mr. William Laing, Deputy Director of Buildings  
Management Division, GSA  
Mr. Jerry Shiplett, Chief, Facilities Planning &  
Environmental Branch, GSA  
Ms. Marsha Pruitt, Facilities Planning & Environmental  
Branch, GSA  
Mr. Alan Carroll, Skidmore, Owings & Merrill

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2. The Office of Logistics Building Planning Staff (OL/BPS) presented an overview of the Master Development Plan including a history of previous master planning efforts, goals and objectives of this study, the building program, and a description of the selected design alternative.

3. Following this presentation, Mr. Myers and Mr. Finberg asked questions in the following areas:

- a. Design redundancy in HVAC and electrical systems
- b. Estimated cost of construction
- c. Proposed avenue of funding; Agency appropriation or GSA prospectus?
- d. Anticipated year of funding

e. Rationale for constructing parking structure in lieu of additional less expensive surface parking

f. Relationship of construction at [redacted] with regard to the Master Plan consolidation at Langley

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4. OL/BPS provided the following responses to GSA questions.

a. Redundant systems will be provided where necessary but may be constrained by budget consideration.

b. The Agency is still reviewing the Architect's cost estimate, and our current figure is around \$130 million in today's dollars, including \$13 million for the parking structure.

c. Agency senior management is currently reviewing funding, and it appears that Agency budget appropriation will be pursued in lieu of GSA prospectus.

d. The Agency considers 1984 to be a reasonable time to seek appropriation for a significant amount of funding.

e. Environmental concerns by the Agency, National Capital Planning Commission, and Fairfax County dictated that additional impervious areas be kept to a minimum.

f. [redacted] will not be included in the consolidation at Langley.

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5. Following the briefing, Mr. Jack Finberg requested permission to tour the Headquarters facility.

[redacted]  
Building Planning Staff, OL

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OL/BPS [redacted] (16 Nov 81)